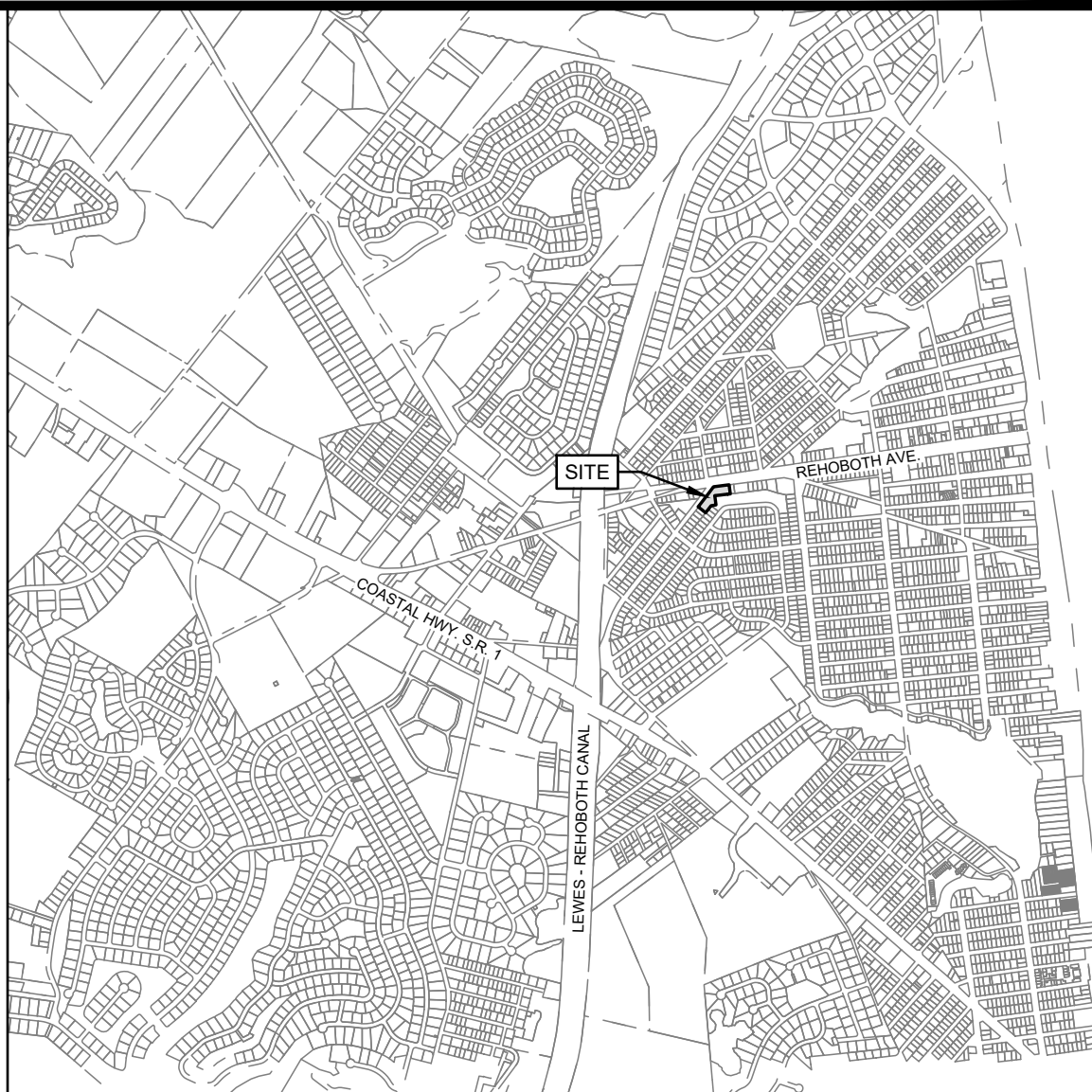


S:\SURVEY\CD\WOOD\CD0010 - REHOBOTH AVENUE\DESIGN\CD0002 - C&P\Drawings - R\OTD\SCALE.DWG 6/20/2013 14:01 BY: JH R\OTD\SCALE.DWG



LOCATION MAP

SCALE: 1" = 2,000'

SITE DATA:

- TAX MAP NUMBERS: 334-14-17-139.00
- OWNER: 330 HOSPITALITY GROUP LLC
37230 REHOBOTH AVE EXT
REHOBOTH BEACH, DE 19971
- ZONING: C-1 (CENTRAL COMMERCIAL DISTRICT)
&
R-1 (RESIDENTIAL DISTRICT - SEE NOTE*)
- USE: EXISTING: COMMERCIAL / PARKING
PROPOSED: COMMERCIAL / RESIDENTIAL
- BUILDING SETBACKS: R-1 C-1
FRONT 15' 10' (TIER 1), 0 (TIER 2/3)
SIDE 6', 16' AG. 10', 20' AG. (TIER 1), 0 (TIER 2/3)
REAR 15' 10' (TIER 1), 0 (TIER 2/3), 5' W/ SCREEN WHEN
ADJACENT TO RESIDENTIAL
- LOT REQUIREMENTS: AREA 5,000 S.F. (0.11 ACRE)
WIDTH 50'
DEPTH 100'
- TOTAL NUMBER OF LOTS: EXISTING: 1
PROPOSED: 3 (2 NEW + 1 RESIDUAL)
- AREA: EXISTING 334-14-17-139.00: 42,494 S.F. (0.98 AC) (PER DEED)
42,487 S.F. (0.98 AC) (AS ADJUSTED)

PROPOSED LOT A (R-1): 5,250 S.F. (0.12 AC)
PROPOSED LOT B (R-1): 5,250 S.F. (0.12 AC)
DELDOT DEDICATION: 374 S.F. (0.01 AC)
RESIDUAL LANDS (C-1 W/ R-1): 31,613 S.F. (0.73 AC)
- AREA AFFECTED BY ADJUSTMENT: 0.98 AC
- POSTED SPEED LIMIT: 25 MPH
- SEWER PROVIDER: CITY OF REHOBOTH BEACH
- WATER PROVIDER: CITY OF REHOBOTH BEACH
- THIS PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOOD ZONE, DELINEATED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS SHOWN AS ON FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 10005C0354K REVISED MARK 16, 2015 (ZONE X).
- NO WETLANDS EXIST ON SITE PER THE DNRREC NAVMAP. NO FORMAL WETLAND DELINEATION HAS BEEN PERFORMED.
- PROXIMITY TO DELDOT TID AREA: SITE IS ±3 MILES OUTSIDE OF THE REHOBOTH TID
- RECHARGE AREA: GOOD

EXISTING CONDITIONS / SURVEY NOTES:

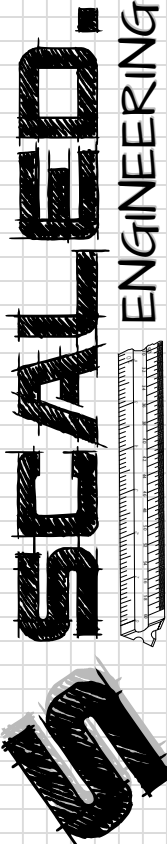
THE INFORMATION SHOWN ON THIS PLAN IS BASED ON AVAILABLE INFORMATION, PRIOR SURVEY, AERIAL IMAGERY, AND VISUAL VERIFICATION ONLY. NO ACTUAL FIELD SURVEY HAS BEEN PERFORMED BY SCALED ENGINEERING INC. ALL BOUNDARY SURVEY DATA SHOWN WAS PROVIDED BY FORESIGHT SERVICES AND WAS BASED ON A DECEMBER 13, 2013 FORESIGHT SERVICES BOUNDARY & TOPOGRAPHIC SURVEY PLAN FOR 328 & 330 REHOBOTH AVENUE

*THE SURVEY DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, UTILITIES, RIGHT-OF-WAYS, OR EASEMENTS. NO TITLE SEARCH WAS PROVIDED OR STIPULATED. SURVEY CLASS: SUBURBAN

SURVEY HAS BEEN ROTATED TO DELAWARE STATE PLANE COORDINATE SYSTEM. DATUM: NAVD 88 / NAV 83

ZONING MAP OF THE CITY OF REHOBOTH BEACH SUSSEX COUNTY DELAWARE JUNE 18, 2010

- R-1 RESIDENTIAL DISTRICT
- R-1S SPECIAL RESIDENCE DISTRICT
- R-1 WITH COMMERCIAL PARKING VARIANCE
- R-2 GENERAL RESIDENCE DISTRICT
- C-1 CENTRAL COMMERCIAL DISTRICT
- C-2 COMMERCIAL-AMUSEMENT DISTRICT
- C-3 SECONDARY COMMERCIAL DISTRICT
- CM CEMETARY
- O-1 OPEN SPACE DISTRICT
- ER EDUCATIONAL/RESIDENTIAL



Scaled Engineering Inc.
20246 Coastal Highway
Rehoboth Beach, DE 19971
Phone: (302) 227-7808

MINOR SUBDIVISION CONCEPT PLAN

330 HOSPITALITY GROUP LLC PROPERTY

TAX MAP: 334-14.17-139.00

CITY OF REHOBOTH BEACH, DELAWARE

DATE: 6-4-26

SCALE: 1" = 20'

DRAWN BY: JRE

PROJECT NO. LDC0002

1 OF 1

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